

To the Members of the California State Assembly

I am returning Assembly Bill 648 without my signature.

This bill would require that developers disclose the identity of owners or occupants of a facility upon construction completion. While I am supportive of the author's stated goals to promote appropriate disclosure with respect to land development decisions, this bill is an express attempt to dictate land use and private property rights.

Further, this measure would force the disclosure of proprietary business information. In the case of a commercial project, a developer's prospective rent roll is closely held information of considerable value to competitors. The bill's requirement to name future owners of residential homes is simply ludicrous.

Builders are required to conform to, among other requirements, environmental standards, local zoning ordinances and general planning dictates; however, they have the right to lease at-will once the obligations have been met. One can only conclude that the disclosure required by this bill will result in discrimination against builders who otherwise have done nothing wrong.

Sincerely,

Arnold Schwarzenegger